



# Sumter County Council

**RZ-11-14, Gibbs Rail Site/Hwy. 521 South (County)**

Request to rezone +/- 110.18 acres, generally located on Hwy. 521 between Mooneyhan Rd. and St. Matthews Church Rd., from Agricultural Conservation (AC) and Residential-9 (R-9) to Heavy Industrial (HI). The property is more specifically identified by Tax Map #'s 252-00-05-023; 252-00-05-050(p); 252-00-05-051(p); 252-00-05-002(p); 252-00-05-042(p); 252-00-05-019; 252-00-05-039; 252-00-05-034; 252-03-01-017; 265-00-02-003(p).

**First Reading:** January 10, 2012 (approved)

**Second Reading/Public Hearing:** January 24, 2012 (approved)

**Third Reading:** February 14, 2012 (approved)

# Sumter City-County Planning Commission

## Staff Report

December 21, 2011

### RZ-11-14, Gibbs Rail Site Hwy. 521 South (County)

#### I. THE REQUEST

**Applicant:** Sumter County/Sumter County Development Board

**Status of the Applicant:** Contract Purchaser/Agent

**Request:** Rezone +/-110.18 acres from Agricultural Conservation (AC), Residential 9 (R-9) to Heavy Industrial (HI) to permit the development of a manufacturing facility. This request adds additional land to the Continental Tire site.

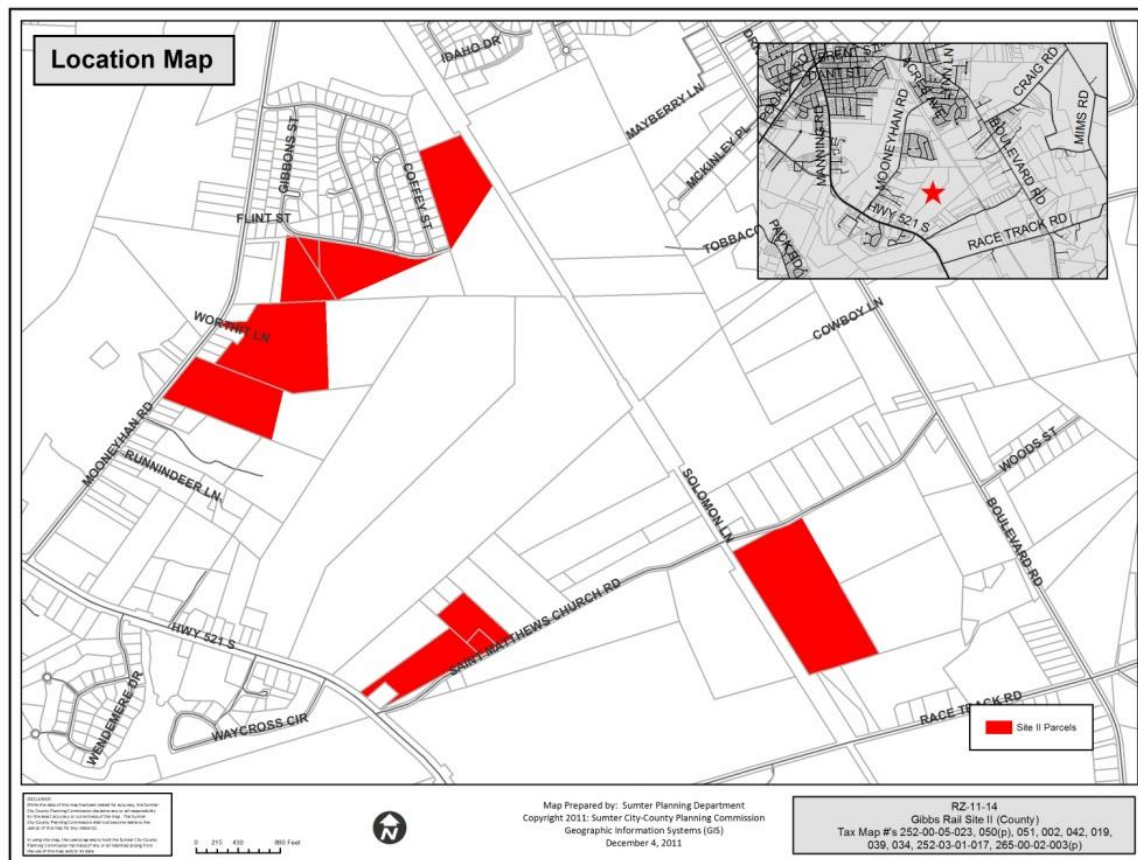
**Location:** Hwy. 521 South, between Mooneyhan Rd. and St. Matthews Church Rd.

**Present Use/Zoning:** Undeveloped/AC, R-9

**Tax Map Reference:** Tax Map #'s: 252-00-05-023; 252-00-05-050(p); 252-00-05-051(p); 252-00-05-002(p); 252-00-05-042(p); 252-00-05-019; 252-00-05-039; 252-00-05-034; 252-03-01-017; 265-00-02-003(p)

**Adjacent Property Land Use and Zoning:** North – Undeveloped / AC, R-9  
South – Residential / AC, GR  
East – AC  
West – AC

**Staff Contact:** George K. McGregor, AICP  
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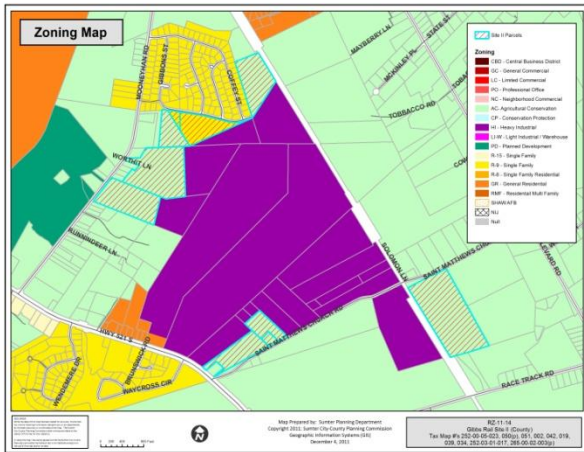


**Table 1: Tax Map and Ownership Matrix**

<i>Tract</i>	<i>Owner Name</i>	<i>Tax Map No.</i>	<i>Location</i>	<i>Acreage</i>	<i>Present Zoning/Use</i>
<b>A</b>	Wardell Moore, LE	252-00-05-023	831 St. Matthews Church Rd.	4.46	AC/Residential
<b>B</b>	Harold and Deborah Wilson/Ruth M. Davis	252-00-05-050	East of Mooneyhan Rd.	13.0	AC, Undeveloped
<b>C</b>	BC Properties	252-00-05-051	East of Mooneyhan Rd.	19.07	AC/Undeveloped
<b>D</b>	BC Properties	252-00-05-002	South of Gibbons St./East of Mooneyhan	7.5	R-9/Undeveloped
<b>E</b>	Warren J. Howze/Gloria H. Knight, et al	252-00-05-042	West of Railroad/East of Coffey St.	22.87	AC/Undeveloped
<b>F</b>	William F. Moses	252-00-05-019	North of St. Matthews Church Rd. & Hwy. 521	7.69	AC/Undeveloped
<b>G</b>	Harold and Deborah Wilson	252-00-05-039	East of Mooneyhan Rd.	6.96	AC/Undeveloped
<b>H</b>	Flora Woods	252-00-05-034	835-845 St. Matthews Church Rd.	1.0	AC/Residential
<b>I</b>	Harold and Deborah Wilson	252-03-01-017	East of Mooneyhan Rd./South of Gibbons St.	0.9	R-9/Undeveloped
<b>J</b>	Albert Mouzon	265-00-02-003	East of St. Matthews Church Rd./North of Rail	27	AC/Undeveloped

Highlight represents a portion of the overall parcel.

## II. BACKGROUND



The Sumter Development Board, in the role of contract purchaser, requests approval to rezone approximately 110 acres from Agricultural Conservation (AC) and Residential-9 (R-9), to Heavy Industrial (HI), for a significant economic development initiative. This location has been identified as the proposed site for the 3 million square foot Continental Tire Manufacturing facility. Under County Zoning regulations, this manufacturing is a use permitted by right in the HI zoning district. **This request adds additional parcels and acreage to the original 300 plus acre request, approved by County Council in November of 2011.** We understand the additional

land was necessary for access, stormwater capacity, utility substations, and future considerations.

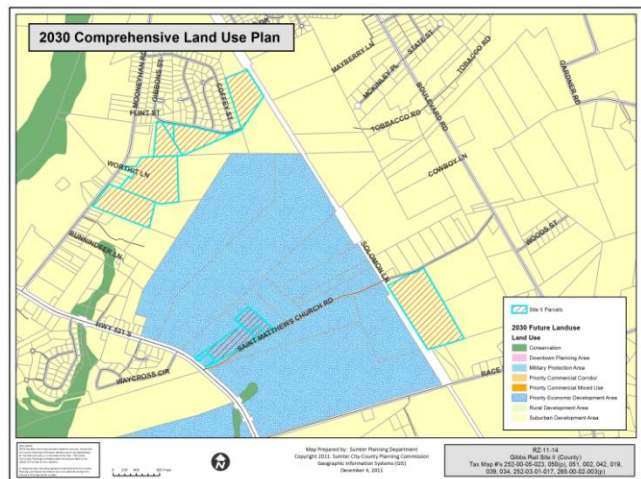
The +/-110.18 acres consist of 10 parcels under individual ownership. Please refer to Table 1 above for all parcel information. The County/Development Board has optioned each of the parcels and plans to complete transfer of ownership within a short period of time in order to meet the development schedule for the industry. The property includes an estimated 8.5 acres of R-9, and +/-101 acres of AC.

A land disturbance permit for the initial 300 acres was issued pursuant to an approved site plan (MSP 11-46).

Subsequent to zoning action, all site impact, stormwater, traffic, screening, and other land development issues will be reviewed as part of the Site Plan process, with final approval resting with the Sumter City-County Planning Commission. A final site plan application is expected in the coming weeks.

### III. COMPATIBILITY WITH 2030 COMPREHENSIVE PLAN

This area of Sumter County is designated by the 2030 Comprehensive Plan as a Priority Economic Development node within the Suburban Development Policy Area (page LU 15). The purpose of identifying such places is to clearly represent to the community areas of priority investment and areas which the community will direct, support and encourage major employers to locate. A majority of the Continental site is expressly identified in the 2030 Comprehensive Plan as a priority economic development location, known in the Plan as the “Gibbs Rail Site” (page ED 10). These incremental additions within the suburban area are as well supported by the Comprehensive Plan.



The request to rezone in support of new industry is consistent with the Economic Development Policies and the Priority Investment Policies (Chapters 3 and 8 respectively) as contained in the 2030 Comprehensive Plan. The request to rezone the existing parcels from AC (with a small amount of R-9) to HI conforms to the 2030 Comprehensive Plan. This zoning action implements the 2030 Comprehensive Plan, setting the stage for a major economic development initiative.

#### **IV. TRAFFIC REVIEW**

Any economic development project related to this rezoning will increase traffic above current levels. Traffic Counts in this vicinity, according to the South Carolina Department of Transportation, are approximately 8,000 average daily trips (ADT's) per day. Hwy. 521 operates at a level of service 'A'. Traffic analysis will take place during the site plan review process.

#### **V. WATER AND SEWER AVAILABILITY**

Currently public water is available to this parcel; public sewer is planned for the site consistent with economic development and land use policies of both the City and County.

#### **VI. STAFF RECOMMENDATION**

This request is consistent with the Economic Development, Priority Investment, and Land Use policies of the Sumter 2030 Comprehensive Plan. The project directly implements clear and stated policy. Staff recommends approval of the rezoning request.

Due to the fact that portions of this property abut existing residential parcels, significant buffering, landscaping, and other protection measures will be anticipated during site plan review.

#### **VII. DRAFT MOTIONS**

##### *Motion #1:*

I move that the Sumter City-County Planning Commission recommend approval of RZ 11-14 based on a finding that the request is consistent with the land use policies of the 2030 Comprehensive Plan

#### **VIII. PLANNING COMMISSION – DECEMBER 21, 2011**

The Sumter City-County Planning Commission at its meeting on Wednesday, December 21, 2011, voted to recommend approval for this request.

#### **IX. COUNTY COUNCIL – JANUARY 10, 2012 – FIRST READING**

The Sumter County Council at its meeting on Tuesday, January 10, 2012, gave First Reading approval for this request.

**X. COUNTY COUNCIL – JANUARY 24, 2012 – SECOND READING/PUBLIC HEARING**

The Sumter County Council at its meeting on January 24, 2012, gave Second Reading/Public Hearing approval for this request.

**XI. COUNTY COUNCIL – FEBRUARY 14, 2012 – THIRD AND FINAL READING**

The Sumter County Council at its meeting on Tuesday, February 14, 2012 gave Third and Final Reading approval for this request.